

6 Quarry Gate SE
Calgary, Alberta

MLS # A2315257



\$639,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,476 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Other, Views, Waterfall		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Mixed	Condo Fee:	\$ 510
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE Saturday 30 May from 2-4 pm!!!!!!!!!! Elegant and timeless, this beautifully designed French-inspired townhome offers an exceptional combination of luxury, comfort, and location and just steps from the Bow River!!! The spacious main floor, finished in fantastic **HARDWOOD** showcases 'CEILINGS and an open-concept design filled with natural light from the oversized windows. Perfect for both entertaining & everyday living, the expansive living and dining areas flow seamlessly into the stunning gourmet kitchen featuring **QUARTZ** countertops, stainless steel appliances w/a **GAS RANGE**, and a huge separate pantry (rare in a townhouse). Just off the kitchen is a beautifully designed glass-enclosed **DEN/OFFICE** - an ideal space for working from home, studying, or creating a quiet retreat while still feeling connected to the heart of the home. A convenient powder room completes the main level. Upstairs, the luxurious primary retreat features a spa-inspired ensuite, walk-in closet, and access to a private upper patio. A spacious second bedroom, full 4-piece bathroom, and convenient **UPSTAIRS LAUNDRY** room add to the functional layout. Additional highlights include a spacious mudroom with direct access to the double attached garage and a large mechanicals room offering ample storage. Outside, the oversized patio overlooking a tranquil water feature creates the perfect setting to relax and unwind. Located in the vibrant and highly desirable community of Quarry Park with beautiful walking and biking paths, coffee shops, pubs, restaurants, and everyday amenities just moments away, this is a rare opportunity to own an exceptional home in an outstanding location.